## SEMINOLE COUNTY GOVERNMENT **BOARD OF ADJUSTMENT** AGENDA MEMORANDUM

SUBJECT:

REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FT TO 8.7 FT

FOR AN EXISTING ACCESSORY BUILDING: (TAMMY ABRAMSON.

APPLICANT).

DEPARTMENT: Planning & Development DIVISION: Planning				
AUTHORIZED BY:	Earnest McDonald CONTACT	Earnest McDonald	EXT.	7430
Agenda Date 05-19-03 Regular Consent Public Hearing - 6:00				

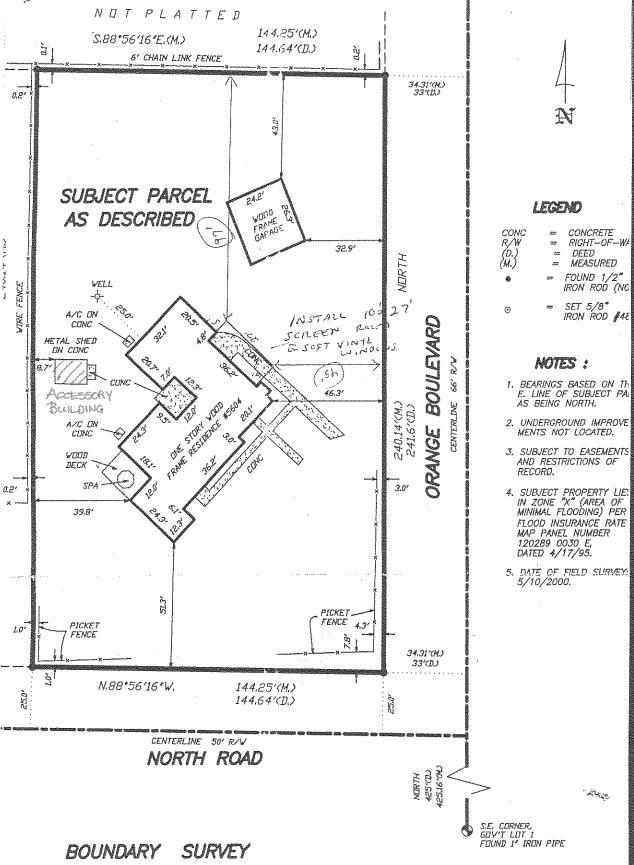
## MOTION/RECOMMENDATION:

- APPROVE THE REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FT. TO 8.7 FT FOR AN EXISTING ACCESSORY BUILDING; (TAMMY ABRAMSON, APPLICANT); OR
- 2. **DENY** THE REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FT TO 8.7 FT FOR AN EXISTING ACCESSORY BUILDING; (TAMMY ABRAMSON, APPLICANT); OR
- 3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #5, McLain) (Earnest McDonald, Principal Coordinator)

GENERAL	TAMMY ABRAMSON	A-1 DISTRICT, LDC SECTION	
INFORMATION	5604 NORTH ROAD	30.128(a)(3)	
BACKGROUND / REQUEST	HAVING BEEN ISSUED FOR BUILDING, LOCATED IN TO SUBJECT PROPERTY.  A VARIANCE FROM 10 FTO REQUESTED TO MAKE THE BUILDING LEGALLY NON- ON MARCH 24, 2003, THE SIDE STREET SETBACK AFOR A REAR SCREEN ROEXISTING HOME AND A MODE SETBACK VARIANCE FROM EXISTING DETACHED ACTUBE THE BOA DIRECTED STAIL APPLICATION FOR THE STAIL APPLICATION	THERE IS NO RECORD OF A BUILDING PERMIT EVER HAVING BEEN ISSUED FOR THE EXISTING ACCESSORY BUILDING, LOCATED IN THE WEST SIDE YARD OF THE SUBJECT PROPERTY.  A VARIANCE FROM 10 FT TO 8.7 FT IS THEREBY REQUESTED TO MAKE THE EXISTING ACCESSORY BUILDING LEGALLY NON-CONFORMING.  ON MARCH 24, 2003, THE BOA APPROVED A MINIMUM SIDE STREET SETBACK VARIANCE FROM 50 FT TO 45 FT FOR A REAR SCREEN ROOM ADDITION TO THE EXISTING HOME AND A MINIMUM SIDE STREET SETBACK VARIANCE FROM 50 FT TO 32.9 FT FOR AN EXISTING DETACHED ACCESSORY GARAGE.  THE BOA DIRECTED STAFF TO PROCESS A VARIANCE APPLICATION FOR THE SUBJECT ACCESSORY BUILDING WHICH WAS NOT INCLUDED IN THE MARCH 2003	

STAFF FINDINGS	<ul> <li>THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANT OF A VARIANCE, AS STATED IN LDC SECTION 30.43(b)(3).</li> <li>NO SPECIAL CONDITIONS EXIST, WHICH ARE PECULIAR TO THE STRUCTURE; THE STRUCTURE COULD BE RELOCATED TO CONFORM TO THE MINIMUM SIDE YARD SETBACK.</li> </ul>	
STAFF RECOMMENDATION	FOR THIS REASON, STAFF RECOMMENDS DENIAL OF THE REQUEST, UNLESS A HARDSHIP CAN BE DEMONSTRATED BY THE APPLICANT. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITION:      ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE ACCESSORY STRUCTURE DEPICTED IN THE WEST SIDE YARD ON THE ATTACHED SITE PLAN.	



DESCRIPTION:
THE NORTH 241.60 FEET OF THE SOUTH 666.6 FEET
OF THE EAST 177.46 FEET OF GOVERNMENT LOT 1,
SECTION 24, TOWNSHIP 19 SOUTH, RANGE 29
EAST, SEMINOLE COUNTY, FLORIDA, LESS
THE EAST 33 FEET FOR ORANGE BOULEVARD